



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 07:27:03  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660083394 <b>Parcel ID</b> 000000-00-0-00553-002-0007 <b>Cadastral ID</b> 31-21-15-04170 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 285306 WILTSHIRE, AARON D & LYNN M PHILLIPS-WILTSHIRE TRUSTEES 19574 E 74TH PL N OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 19574 E 74TH PL N <b>Subdivision</b> OAKRIDGE AT COOPER RANCH III <b>Lot/Block</b> 0007 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 21 / 15 / 5 <b>Neighborhood</b> 1175 - R-V01-SW CLAREMORE <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.26110958 -95.75404690 LOT 7 BLOCK 2 OAKRIDGE III AT COOPER RANCH					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2702/816</td> <td>WILTSHIRE, AARON D &amp;</td> <td>04/03/2018</td> <td>0</td> <td>4</td> </tr> <tr> <td>1586/330</td> <td>KOURTIS PROPERIES-COOPER-RAN</td> <td>04/29/2004</td> <td>56,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2702/816	WILTSHIRE, AARON D &	04/03/2018	0	4	1586/330	KOURTIS PROPERIES-COOPER-RAN	04/29/2004	56,000	YES																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2702/816	WILTSHIRE, AARON D &	04/03/2018	0	4																																																																																																																					
1586/330	KOURTIS PROPERIES-COOPER-RAN	04/29/2004	56,000	YES																																																																																																																					
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2005</td> <td>Land Value</td> <td>128,311</td> <td>128,311</td> <td>11%</td> <td>14,114</td> <td>Assessed</td> <td>77,034 8,361.12</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>626,761</td> <td>571,998</td> <td></td> <td>62,920</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -97.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>755,072</td> <td>700,309</td> <td></td> <td>77,034</td> <td>Total Taxable</td> <td>76,034 8,264.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2005	Land Value	128,311	128,311	11%	14,114	Assessed	77,034 8,361.12	Year Frozen	0	Improvements	626,761	571,998		62,920	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -97.00	TIF Project ID	0	Total Value	755,072	700,309		77,034	Total Taxable	76,034 8,264.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																																																																																																	
Remove Cap	2005	Land Value	128,311	128,311	11%	14,114	Assessed	77,034 8,361.12																																																																																																																	
Year Frozen	0	Improvements	626,761	571,998		62,920	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -97.00																																																																																																																	
TIF Project ID	0	Total Value	755,072	700,309		77,034	Total Taxable	76,034 8,264.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660083394</td><td>WILTSHIRE, AARON D &amp;</td><td>7</td><td>746,633</td><td>1000</td><td>73,791</td><td>8,020.00</td></tr> <tr><td>2024</td><td>2024-660083394</td><td>WILTSHIRE, AARON D &amp;</td><td>7</td><td>701,707</td><td>1000</td><td>71,612</td><td>7,917.00</td></tr> <tr><td>2023</td><td>2023-660083394</td><td>WILTSHIRE, AARON D &amp;</td><td>7</td><td>640,883</td><td>1000</td><td>69,497</td><td>7,520.00</td></tr> <tr><td>2022</td><td>2022-660083394</td><td>WILTSHIRE, AARON D &amp;</td><td>7</td><td>632,972</td><td>1000</td><td>68,627</td><td>7,717.00</td></tr> <tr><td>2021</td><td>2021-660083394</td><td>WILTSHIRE, AARON D &amp;</td><td>7</td><td>716,018</td><td>1000</td><td>68,776</td><td>7,649.00</td></tr> <tr><td>2020</td><td>2020-660083394</td><td>WILTSHIRE, AARON D &amp;</td><td>7</td><td>703,519</td><td>1000</td><td>66,744</td><td>7,414.00</td></tr> <tr><td>2019</td><td>2019-660083394</td><td>WILTSHIRE, AARON D &amp;</td><td>7</td><td>671,950</td><td>1000</td><td>64,771</td><td>7,200.00</td></tr> <tr><td>2018</td><td>2018-660083394</td><td>WILTSHIRE, AARON D &amp;</td><td>7</td><td>679,534</td><td>1000</td><td>62,855</td><td>6,763.00</td></tr> <tr><td>2017</td><td>2017-660083394</td><td>WILTSHIRE, AARON D &amp;</td><td>7</td><td>672,643</td><td>1000</td><td>60,995</td><td>6,622.00</td></tr> <tr><td>2016</td><td>2016-660083394</td><td>WILTSHIRE, AARON D &amp;</td><td>7</td><td>665,115</td><td>1000</td><td>59,189</td><td>6,432.00</td></tr> <tr><td>2015</td><td>2015-660083394</td><td>WILTSHIRE, AARON D &amp;</td><td>7</td><td>645,133</td><td>1000</td><td>57,437</td><td>6,281.00</td></tr> <tr><td>2014</td><td>2014-660083394</td><td>WILTSHIRE, AARON D &amp;</td><td>7</td><td>646,292</td><td>1000</td><td>55,735</td><td>6,145.00</td></tr> <tr><td>2013</td><td>2013-660083394</td><td>WILTSHIRE, AARON D &amp;</td><td>7</td><td>607,676</td><td>1000</td><td>54,082</td><td>5,853.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660083394	WILTSHIRE, AARON D &	7	746,633	1000	73,791	8,020.00	2024	2024-660083394	WILTSHIRE, AARON D &	7	701,707	1000	71,612	7,917.00	2023	2023-660083394	WILTSHIRE, AARON D &	7	640,883	1000	69,497	7,520.00	2022	2022-660083394	WILTSHIRE, AARON D &	7	632,972	1000	68,627	7,717.00	2021	2021-660083394	WILTSHIRE, AARON D &	7	716,018	1000	68,776	7,649.00	2020	2020-660083394	WILTSHIRE, AARON D &	7	703,519	1000	66,744	7,414.00	2019	2019-660083394	WILTSHIRE, AARON D &	7	671,950	1000	64,771	7,200.00	2018	2018-660083394	WILTSHIRE, AARON D &	7	679,534	1000	62,855	6,763.00	2017	2017-660083394	WILTSHIRE, AARON D &	7	672,643	1000	60,995	6,622.00	2016	2016-660083394	WILTSHIRE, AARON D &	7	665,115	1000	59,189	6,432.00	2015	2015-660083394	WILTSHIRE, AARON D &	7	645,133	1000	57,437	6,281.00	2014	2014-660083394	WILTSHIRE, AARON D &	7	646,292	1000	55,735	6,145.00	2013	2013-660083394	WILTSHIRE, AARON D &	7	607,676	1000	54,082	5,853.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660083394	WILTSHIRE, AARON D &	7	746,633	1000	73,791	8,020.00																																																																																																																		
2024	2024-660083394	WILTSHIRE, AARON D &	7	701,707	1000	71,612	7,917.00																																																																																																																		
2023	2023-660083394	WILTSHIRE, AARON D &	7	640,883	1000	69,497	7,520.00																																																																																																																		
2022	2022-660083394	WILTSHIRE, AARON D &	7	632,972	1000	68,627	7,717.00																																																																																																																		
2021	2021-660083394	WILTSHIRE, AARON D &	7	716,018	1000	68,776	7,649.00																																																																																																																		
2020	2020-660083394	WILTSHIRE, AARON D &	7	703,519	1000	66,744	7,414.00																																																																																																																		
2019	2019-660083394	WILTSHIRE, AARON D &	7	671,950	1000	64,771	7,200.00																																																																																																																		
2018	2018-660083394	WILTSHIRE, AARON D &	7	679,534	1000	62,855	6,763.00																																																																																																																		
2017	2017-660083394	WILTSHIRE, AARON D &	7	672,643	1000	60,995	6,622.00																																																																																																																		
2016	2016-660083394	WILTSHIRE, AARON D &	7	665,115	1000	59,189	6,432.00																																																																																																																		
2015	2015-660083394	WILTSHIRE, AARON D &	7	645,133	1000	57,437	6,281.00																																																																																																																		
2014	2014-660083394	WILTSHIRE, AARON D &	7	646,292	1000	55,735	6,145.00																																																																																																																		
2013	2013-660083394	WILTSHIRE, AARON D &	7	607,676	1000	54,082	5,853.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 07:27:03  
Page 2

Lot Data		Square-Foot - NBHD 1175 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	1.0285							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	44,802.00 x 2.86 = 128,311			\\tsclient\C\Users\Randy Necessary\Pictures\101_0701\IMG_0060. 7/5/2022				
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	128,311			Gross Rent 0.00				
<b>Residential Data</b>				Indicated Value				
Type	1 Single Family Residence			<b>Multiple Regression</b>				
Condition	3 - Average			MRA Code 1 Test				
Quality	5 - Very Good			Adusted R 0.8445				
Architecture				Indicated Value 747,220 155.19 Per SqFt				
Style	100% 1 1/2 Story Finished			<b>Direct Comparables</b>				
Exterior Wall	50% Veneer, Stone 50% Frame, Stucco			Selection Model A Adam Test				
Base/Total Area	2,659 / 4,815			Adjustment Model 1 2022 Residential				
Style	100% 1 1/2 Story Finished			Comparables 8				
HVAC	100% Warmed & Cooled Air			Indicated Value 786,450 Per SqFt				
Roof Cover	1 Composition Shingle			<b>Value Reconciliation</b>				
Area on Slab	2,659			Selected Approach Cost Approach				
Fixture/RghIn	16 /			Improvements 578,449				
Bed/F/H Bath	4 / 3.5 /			Lot Value 128,311				
Basement Area				Indicated Value 706,760 146.78 Per SqFt				
Garage Type	594 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements 48,312				
Year/Eff Age	2005 / 16			Total Value 755,072 156.82 Total Value Per SqFt				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	104.72	Total Misc Impr	+ 34,575					
Roofing Adj	+ 3.61	Garage Cost	+ 31,393					
Subfloor Adj	+ -2.49	Total RCN	= 696,926					
Heat/Cool Adj	+ 18.45	Depreciation ( 17%)	- 118,477					
Plumbing Adj	+ 6.75	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 578,449					
Adj Base Cost	= 131.04	Lot Value	+ 128,311					
Total Area	x 4,815	Indicated Value	= 706,760					
Adjusted Cost	= 630,958	Value Per SqFt	146.78					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	8,198.48		16,397
PRCH	SLAB PORCH - COVERED	101187	17x16		272	36.03		9,800
PRCH	SLAB PORCH - COVERED	101188	198		198	36.30		7,187
PRCH	SLAB PORCH - COVERED	101189	8x4		32	37.23		1,191



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

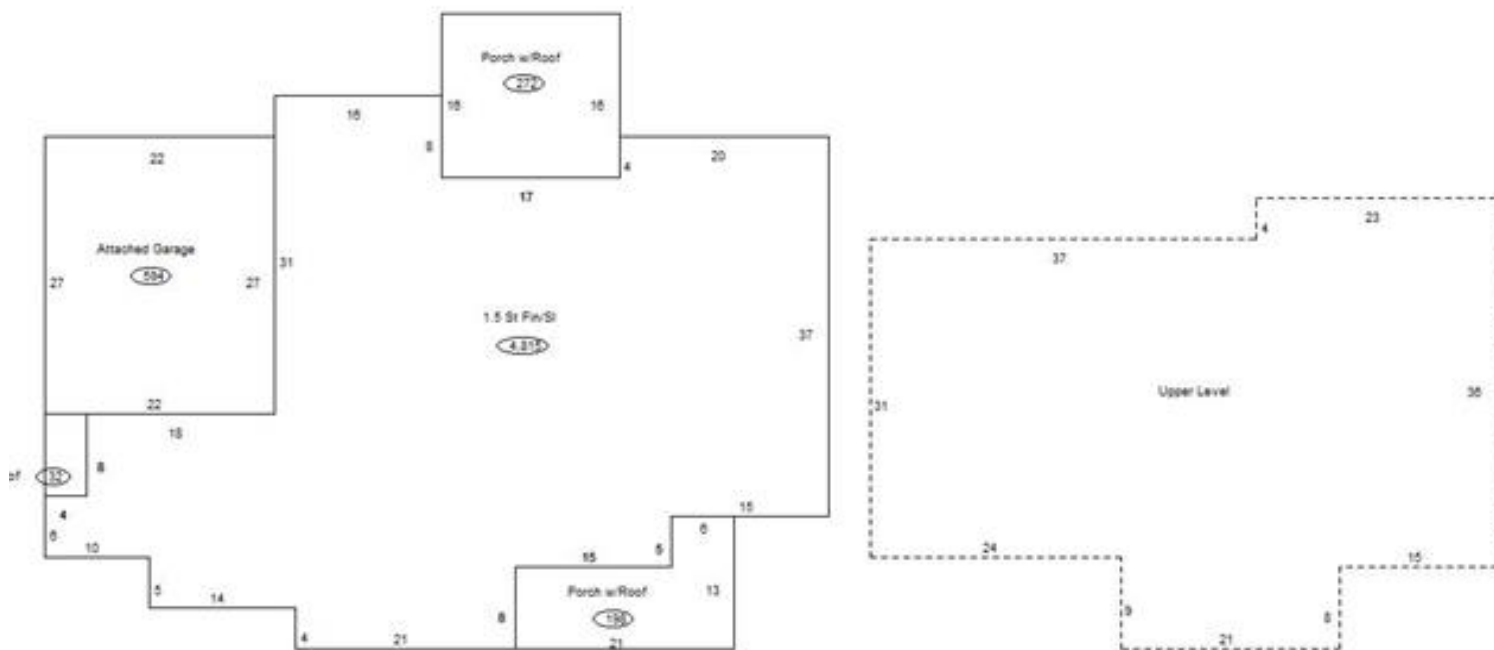
Date 04/17/2026

Time 07:27:03

Page 3

### Sketch Image

660083394



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	594	1.000	594
2	R	5	Slab	13	1.5 St Fin/SI	2,659	1.811	4,815
3	M	PRCH		13	SLBC	272	1.000	272
4	M	PRCH		13	SLBC	198	1.000	198
5	M	PRCH		13	SLBC	32	1.000	32
6	U	^UL	Overhang	13	Upper Level	2,156	1.000	2,156
<b>Total Building Area</b>						<b>2,659</b>		<b>4,815</b>



# Rogers




## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 07:27:03  
Page 4

660083394

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year 2009	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30,000.00 x 1)		30,000	30,000	300	29,700
	GG	GAZEBO GOOD	0x0x0			1
	Qual 4	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (13,750.00 x 1)		13,750	13,750	138	13,612
	RPH	RES. POOL HOUSE	0x0x0			200
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.00 x 200)		5,000	5,000		5,000